

New Home Sales - Tennessee - 1996-2005

MSA/County	Volume									
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
State Total	17,227	16,608	17,290	17,689	17,151	15,735	15,552	20,944	22,415	24,503
Anderson*	61	57	52	63	34	51	34	84	73	67
Bedford	83	112	127	160	189	171	157	203	224	233
Benton	3	4	3	3	0	1	5	8	6	3
Bledsoe	0	2	5	2	2	2	1	3	7	3
Blount*	317	336	270	222	356	368	357	548	461	550
Bradley**	153	179	193	164	185	202	166	190	233	324
Campbell	65	75	74	76	58	78	54	100	70	152
Cannon**	11	10	11	25	12	13	19	23	15	60
Carroll	13	13	9	14	13	9	10	9	7	7
Carter*	18	38	13	26	18	17	27	17	26	35
Cheatham*	211	197	176	206	162	135	108	183	147	183
Chester*	3	9	17	10	11	14	19	29	19	28
Claiborne	17	26	19	30	22	33	16	59	38	35
Clay	0	1	1	0	0	0	0	1	0	7
Cocke	2	7	9	12	17	19	18	50	8	31
Coffee	114	114	111	96	96	80	134	186	168	200
Crockett	5	8	10	5	13	5	10	9	10	28
Cumberland	124	154	173	184	162	137	156	194	198	265
Davidson*	1,729	1,614	1,172	1,082	1,678	2,286	2,303	2,632	3,109	2,838
Decatur	0	3	1	5	6	3	3	9	3	2
DeKalb	17	22	24	25	26	22	23	31	51	48
Dickson*	93	112	118	149	119	156	148	164	129	159
Dyer	45	80	83	81	80	50	45	56	56	63
Fayette*	37	103	101	213	192	193	150	218	304	360
Fentress	16	6	6	6	4	13	15	19	12	30
Franklin	78	87	68	60	73	64	46	90	81	107
Gibson	23	25	31	47	40	45	44	86	60	123
Giles	26	27	37	29	24	21	14	31	13	26
Grainger**	2	0	9	3	8	15	13	11	20	30
Greene	78	94	90	64	75	45	37	93	81	124
Grundy	1	3	1	1	0	5	1	4	4	1
Hamblen**	162	168	159	146	116	113	63	111	108	134
Hamilton*	654	368	489	507	535	372	605	718	1,100	687
Hancock	9	6	8	7	6	2	1	3	1	3
Hardeman	5	4	7	8	4	7	4	4	5	10
Hardin	31	34	48	51	30	41	34	45	28	39
Hawkins*	49	124	84	129	74	68	61	63	68	66
Haywood	12	16	19	13	10	3	2	8	8	9
Henderson	56	52	49	40	31	28	16	33	38	26
Henry	12	13	19	16	27	13	13	26	22	25
Hickman**	16	23	19	23	21	29	33	48	38	31
Houston	4	4	4	4	14	3	4	3	4	4
Humphreys	25	25	18	32	20	22	19	16	13	16
Jackson	1	5	3	3	6	1	4	4	4	3
Jefferson**	58	86	107	114	80	73	93	153	152	171
Johnson	7	7	1	5	3	4	11	2	9	6
Knox*	977	1,104	1,427	1,586	1,584	666	372	1,829	2,122	2,401
Lake	0	0	1	3	1	7	0	0	1	2
Lauderdale	19	23	17	24	19	19	26	19	22	36
Lawrence	50	43	40	49	35	27	25	39	38	41
Lewis	33	24	19	17	9	5	5	8	8	14
Lincoln	23	20	23	25	27	22	30	56	61	85
Loudon*	98	65	132	87	141	136	150	158	198	246

	Median Price									
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
	\$115,950	\$121,900	\$124,942	\$132,400	\$136,135	\$140,000	\$141,900	\$138,900	\$155,995	\$170,000
	\$133,000	\$130,000	\$133,025	\$137,500	\$139,343	\$131,000	\$145,000	\$115,000	\$164,500	\$189,000
	\$73,500	\$80,500	\$81,500	\$80,000	\$79,000	\$81,500	\$85,700	\$92,750	\$105,000	\$103,000
	\$0	\$0	\$0	\$130,000	\$0	\$116,500	\$78,000	\$79,000	\$134,000	\$13,500*
	\$0	\$0	\$0	\$79,390	\$100,918	\$169,750	\$54,100	\$14,000	\$100,000	\$122,765
	\$102,000	\$102,950	\$105,000	\$104,950	\$112,103	\$122,050	\$139,000	\$120,000	\$161,150	\$180,250
	\$89,000	\$92,000	\$97,500	\$94,000	\$102,900	\$112,875	\$115,000	\$116,700	\$135,900	\$150,600
	\$74,000	\$74,700	\$79,950	\$83,700	\$91,000	\$86,950	\$106,825	\$79,900	\$106,900	\$135,750
	\$65,000	\$76,500	\$86,000	\$87,800	\$102,500	\$95,350	\$100,000	\$100,000	\$101,000	\$126,500
	\$74,000	\$100,000	\$0	\$119,900	\$107,000	\$98,000	\$128,750	\$87,000	\$92,500	\$105,000
	\$79,700	\$79,200	\$89,300	\$79,900	\$103,500	\$104,000	\$100,000	\$123,500	\$103,979	\$115,000
	\$112,100	\$109,900	\$112,700	\$112,778	\$114,350	\$117,000	\$130,750	\$134,900	\$146,000	\$151,900
	\$0	\$0	\$115,500	\$79,400	\$89,500	\$93,050	\$95,000	\$92,000	\$97,000	\$114,275
	\$73,000	\$73,500	\$73,500	\$83,000	\$65,150	\$85,000	\$86,300	\$49,000	\$110,250	\$104,500
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,000	\$0	\$159,000
	\$0	\$0	\$0	\$91,500	\$92,500	\$88,570	\$90,250	\$77,087	\$108,500	\$138,000
	\$96,650	\$93,865	\$98,900	\$111,250	\$98,313	\$103,850	\$89,900	\$90,600	\$114,450	\$128,150
	\$0	\$0	\$61,400	\$76,000	\$73,000	\$77,500	\$88,250	\$90,000	\$91,100	\$94,500
	\$79,750	\$84,950	\$97,500	\$105,000	\$116,500	\$120,000	\$121,350	\$115,000	\$139,900	\$160,000
	\$139,000	\$147,163	\$153,070	\$159,900	\$158,877	\$159,625	\$156,900	\$157,470	\$158,802	\$179,000
	\$0	\$0	\$0	\$49,900	\$89,000	\$125,000	\$71,000	\$69,900	\$185,000	\$222,500
	\$89,000	\$82,750	\$85,000	\$90,000	\$94,250	\$89,200	\$85,000	\$94,000	\$200,000	\$118,100
	\$92,500	\$94,800	\$98,600	\$105,000	\$118,000	\$119,900	\$124,700	\$105,950	\$128,500	\$139,900
	\$78,650	\$82,000	\$88,500	\$84,900	\$90,000	\$88,800	\$89,500	\$75,750	\$113,500	\$110,200
	\$97,900	\$102,900	\$126,900	\$129,594	\$141,550	\$147,000	\$136,505	\$136,900	\$149,606	\$165,900
	\$71,500	\$0	\$0	\$85,000	\$86,000	\$77,000	\$85,500	\$70,000	\$88,500	\$94,000
	\$77,250	\$81,000	\$89,000	\$88,752	\$90,900	\$106,750	\$108,500	\$92,500	\$109,000	\$146,700
	\$93,900	\$96,300	\$97,000	\$92,500	\$98,800	\$105,600	\$123,400	\$126,666	\$141,995	\$149,900
	\$73,250	\$70,000	\$82,500	\$79,825	\$80,750	\$80,000	\$121,250	\$72,000	\$128,300	\$132,200
	\$0	\$0	\$0	\$100,000	\$88,800	\$96,000	\$104,000	\$99,900	\$119,750	\$131,750
	\$87,450	\$94,250	\$104,500	\$109,950	\$114,000	\$113,109	\$120,493	\$101,000	\$140,000	\$149,950
	\$0	\$0	\$0	\$70,000	\$0	\$91,000	\$71,600	\$136,950	\$130,804	\$128,000
	\$92,350	\$93,950	\$100,900	\$109,000	\$123,700	\$120,600	\$111,500	\$106,000	\$146,000	\$168,950
	\$126,750	\$141,950	\$116,000	\$134,500	\$136,350	\$150,850	\$159,000	\$142,389	\$169,000	\$173,000
	\$0	\$0	\$0	\$72,500	\$79,000	\$76,250	\$80,000	\$84,000	\$88,900	\$85,000
	\$0	\$0	\$0	\$78,500	\$73,000	\$85,500	\$106,500	\$94,250	\$87,000	\$106,000
	\$75,000	\$81,608	\$93,000	\$86,000	\$92,000	\$107,495	\$105,000	\$81,500	\$112,500	\$128,000
	\$82,500	\$85,150	\$89,900	\$94,000	\$93,750	\$102,450	\$108,000	\$122,500	\$126,750	\$134,000
	\$78,500	\$80,500	\$83,000	\$108,000	\$132,500	\$135,000	\$180,500	\$82,750	\$85,325	\$95,294
	\$77,490	\$99,000	\$99,500	\$99,250	\$114,000	\$103,500	\$108,250	\$101,500	\$106,000	\$125,250
	\$111,300	\$99,000	\$121,500	\$144,750	\$147,500	\$135,000	\$138,000	\$89,000	\$157,100	\$150,000
	\$78,450	\$85,000	\$95,000	\$95,500	\$93,500	\$97,500	\$96,900	\$98,675	\$100,500	\$116,750
	\$0	\$0	\$0	\$69,800	\$76,000	\$77,000	\$76,250	\$80,000	\$82,500	\$92,500
	\$77,000	\$79,900	\$81,750	\$87,450	\$96,700	\$85,750	\$69,000	\$91,000	\$95,000	\$106,525
	\$0	\$0	\$0	\$62,800	\$75,200	\$65,000	\$69,400	\$91,700	\$49,145	\$112,000
	\$89,000	\$91,200	\$93,200	\$101,000	\$97,110	\$107,000	\$111,900	\$92,100	\$123,000	\$130,000
	\$0	\$0	\$0	\$65,000	\$77,250	\$114,950	\$119,000	\$31,250	\$169,000	\$200,000
	\$124,000	\$126,000	\$124,900	\$126,438	\$138,044	\$165,740	\$140,363	\$158,000	\$170,560	\$189,900
	\$0	\$0	\$0	\$48,000	\$74,000	\$66,000	\$0	\$0	\$65,000	\$79,468
	\$58,500	\$60,000	\$72,000	\$87,950	\$83,000	\$85,000	\$82,250	\$81,500	\$89,950	\$93,500
	\$80,750	\$85,000	\$88,500	\$88,500	\$89,800	\$95,400	\$90,500	\$97,900	\$104,250	\$111,000
	\$87,235	\$79,650	\$81,900	\$87,500	\$79,900	\$94,000	\$74,000	\$41,000	\$98,875	\$104,400
	\$95,000	\$112,000	\$101,500	\$105,000	\$112,500	\$77,000	\$82,250	\$83,250	\$87,100	\$92,500
	\$145,750	\$120,000	\$123,050	\$124,900	\$120,000	\$140,315	\$149,900	\$172,250	\$199,000	\$225,666

New Home Sales - Tennessee - 1996-2005

MSA/County	Volume									
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Macon**	12	20	37	32	17	24	19	27	26	56
Madison*	344	338	410	409	403	345	267	392	352	440
Marion*	13	21	18	30	21	12	21	28	27	41
Marshall	77	82	83	79	83	59	39	123	120	143
Maury	345	278	265	277	259	269	284	333	418	640
McMinn	58	70	49	36	43	44	32	40	54	92
McNairy	14	20	27	29	37	40	24	19	28	36
Meigs	8	3	13	8	8	8	5	12	5	8
Monroe	40	34	38	37	61	62	47	80	75	114
Montgomery*	1,129	909	996	889	867	783	858	1,178	1,592	1,747
Moore	2	2	6	7	15	11	10	7	5	12
Morgan	3	0	3	2	6	11	6	2	10	12
Obion	21	24	19	40	23	10	12	18	7	14
Overton	8	5	11	8	7	15	8	15	22	30
Perry	4	1	0	3	2	4	2	3	4	2
Pickett	8	7	11	9	3	10	7	6	6	17
Polk**	7	11	9	18	7	14	10	25	15	12
Putnam	168	190	114	162	60	148	130	172	192	251
Rhea	21	30	36	41	52	50	33	45	51	66
Roane	39	48	56	41	32	35	27	37	27	65
Robertson*	284	294	293	286	318	313	321	356	305	336
Rutherford*	1,953	1,821	1,896	1,971	2,076	2,131	2,401	2,960	3,004	2,689
Scott	2	12	10	1	8	1	6	12	8	2
Sequatchie**	5	11	13	14	18	24	11	38	34	34
Sevier	295	307	301	318	269	242	319	533	490	748
Shelby*	2,984	2,557	2,563	2,440	2,185	1,626	1,311	621	512	473
Smith**	22	29	17	9	12	6	9	10	8	24
Stewart**	10	21	22	22	13	13	9	17	6	19
Sullivan*	244	233	230	216	166	148	151	236	192	226
Sumner*	773	685	969	1,019	847	765	730	960	973	1,231
Tipton*	297	294	354	377	347	305	264	332	372	416
Trousdale**	6	3	3	1	6	4	6	15	10	14
Unicoi*	1	11	11	4	9	10	16	22	3	5
Union*	29	32	28	30	24	20	22	28	28	27
Van Buren	4	2	2	3	7	3	0	0	2	1
Warren	54	58	78	73	69	52	31	59	33	34
Washington*	346	363	328	344	256	263	240	456	552	650
Wayne	3	0	1	4	0	3	2	2	0	2
Weakley	21	22	32	24	19	17	22	29	18	21
White	40	37	32	42	35	31	22	17	32	48
Williamson*	1,400	1,476	1,636	1,769	1,391	1,355	1,650	2,232	2,354	2,587
Wilson*	487	515	563	613	602	535	464	761	762	941

	Median Price									
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
	\$63,400	\$73,000	\$74,250	\$73,295	\$73,000	\$86,200	\$79,900	\$84,800	\$91,250	\$99,500
	\$110,271	\$108,182	\$107,011	\$112,250	\$113,500	\$114,000	\$119,100	\$118,172	\$137,400	\$164,542
	\$90,000	\$82,500	\$96,300	\$89,000	\$92,400	\$100,000	\$92,500	\$92,500	\$110,000	\$125,000
	\$78,900	\$84,200	\$81,000	\$88,550	\$87,550	\$89,750	\$87,500	\$75,800	\$99,950	\$125,000
	\$103,900	\$114,700	\$112,200	\$119,900	\$119,990	\$120,700	\$128,450	\$124,300	\$138,490	\$150,846
	\$99,950	\$95,500	\$96,000	\$92,450	\$89,900	\$99,000	\$104,750	\$97,750	\$115,340	\$118,800
	\$49,700	\$56,100	\$57,000	\$69,000	\$75,000	\$82,750	\$74,500	\$74,000	\$73,500	\$96,500
	\$0	\$0	\$60,000	\$87,950	\$82,700	\$135,500	\$120,000	\$49,500	\$96,500	\$120,400
	\$70,750	\$76,300	\$89,700	\$101,800	\$90,000	\$96,450	\$102,500	\$115,000	\$139,900	\$158,900
	\$82,000	\$85,000	\$87,500	\$92,500	\$93,500	\$96,675	\$112,000	\$117,900	\$129,900	\$148,900
	\$0	\$0	\$0	\$88,000	\$81,000	\$82,000	\$87,338	\$91,000	\$95,000	\$90,500
	\$0	\$0	\$0	\$90,500	\$59,750	\$95,000	\$105,000	\$17,725	\$135,500	\$110,650
	\$83,400	\$89,700	\$91,500	\$99,000	\$92,500	\$105,750	\$93,400	\$57,500	\$96,000	\$131,950
	\$0	\$0	\$107,000	\$78,750	\$74,000	\$83,000	\$85,375	\$90,000	\$77,000	\$93,450
	\$0	\$0	\$0	\$49,900	\$55,950	\$35,200	\$75,638	\$17,000	\$53,498	\$70,250
	\$0	\$0	\$84,500	\$132,500	\$97,500	\$136,500	\$152,000	\$62,500	\$120,000	\$173,500
	\$0	\$74,500	\$0	\$83,250	\$82,000	\$96,000	\$85,800	\$76,450	\$125,000	\$164,084
	\$88,500	\$95,000	\$107,250	\$120,700	\$129,700	\$124,000	\$130,675	\$125,750	\$131,150	\$148,750
	\$69,900	\$73,200	\$79,900	\$82,500	\$78,200	\$78,000	\$88,000	\$89,000	\$102,000	\$115,250
	\$110,000	\$95,500	\$93,115	\$98,000	\$138,200	\$135,000	\$146,000	\$151,500	\$189,900	\$190,700
	\$100,950	\$106,200	\$104,900	\$117,918	\$127,000	\$128,900	\$129,000	\$124,900	\$147,290	\$159,900
	\$99,000	\$105,900	\$110,900	\$119,625	\$114,590	\$120,000	\$124,170	\$126,418	\$139,183	\$148,400
	\$0	\$48,500	\$81,250	\$42,500	\$70,875	\$79,900	\$90,750	\$48,250	\$137,500	\$90,500
	\$0	\$75,000	\$80,000	\$82,500	\$83,750	\$81,750	\$94,000	\$74,450	\$100,000	\$135,950
	\$110,000	\$110,000	\$122,000	\$135,000	\$147,000	\$140,950	\$142,500	\$133,500	\$162,540	\$163,900
	\$129,900	\$143,150	\$149,290	\$163,044	\$168,817	\$175,900	\$165,900	\$194,250	\$206,050	\$204,900
	\$77,000	\$85,000	\$84,500	\$127,000	\$109,750	\$96,302	\$164,697	\$106,900	\$94,500	\$103,500
	\$82,500	\$84,500	\$98,000	\$111,000	\$112,000	\$129,750	\$157,000	\$78,500	\$111,250	\$115,000
	\$121,500	\$120,000	\$135,000	\$123,450	\$127,182	\$114,975	\$124,900	\$112,500	\$129,925	\$153,450
	\$130,000	\$139,950	\$133,785	\$142,500	\$141,000	\$150,485	\$160,000	\$160,800	\$188,978	\$212,900
	\$100,000	\$106,500	\$113,900	\$118,000	\$121,000	\$126,000	\$130,700	\$132,900	\$146,000	\$171,000
	\$0	\$0	\$0	\$185,000	\$91,000	\$87,450	\$95,064	\$93,880	\$129,950	\$130,663
	\$0	\$115,900	\$162,000	\$93,950	\$142,450	\$154,588	\$158,450	\$130,400	\$165,000	\$260,000
	\$66,000	\$71,950	\$78,200	\$77,250	\$70,950	\$80,500	\$89,900	\$95,250	\$106,705	\$119,300
	\$0	\$0		\$139,000	\$98,600	\$64,000	\$0	\$0	\$75,700	\$92,000
	\$93,750	\$101,250	\$89,700	\$98,000	\$84,500	\$83,000	\$77,500	\$81,000	\$85,000	\$98,950
	\$100,500	\$117,681	\$124,500	\$129,250	\$134,950	\$137,200	\$139,450	\$132,700	\$163,550	\$168,400
	\$0	\$0	\$0	\$39,500	\$0	\$85,730	\$70,000	\$99,000	\$0	\$166,250
	\$82,500	\$106,250	\$97,750	\$95,856	\$99,500	\$114,500	\$126,000	\$121,000	\$124,750	\$149,000
	\$64,500	\$75,500	\$72,850	\$79,750	\$80,060	\$76,500	\$71,500	\$73,000	\$89,000	\$92,750
	\$187,404	\$199,000	\$197,697	\$207,000	\$226,115	\$226,485	\$239,988	\$234,900	\$273,975	\$296,793
	\$132,000	\$140,000	\$139,500	\$141,811	\$153,060	\$151,000	\$149,250	\$151,900	\$170,000	\$204,350

*MSA Counties

**Redefined MSA areas and MSA counties--effective 2003

*Average price of a new home in Benton County was \$66,933 for the same time period

Note: Previously Tri-Cities area are now divided, establishing the new Johnson City and Kingsport-Bristol MSAs.

Note: Nashville MSA was redefined with five additional counties and renamed Nashville-Davidson--Murfreesboro, TN MSA

Source: THDA tabulations of home sales data obtained from the Property Assessment Division, Comptroller's Office, State of TN.